

APPENDIX 8.8B

Copies of the Records of Conversation

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Sang Lee
Senior Property Specialist
Valuation Division

Property Tax Section
California Board of Equalization

Phone No.: 916-324-2753

Date: June 20, 2006

Call From: Fatuma Yusuf

Time: 01:55 PM

Message

Taken By: Fatuma Yusuf

Subject: Property taxes

The Board of Equalization has jurisdiction with respect to the valuation of power plants that are to generate greater than 50MW.

The rate assessed is determined at the county level as is the distribution of the property taxes collected. Talk to the County Assessor's office about rate and distribution.

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Lisa Pippen
Planning Specialist
Planning Department

Sweetwater Union High School
District

Phone No.: 619-691-5553

Date: February 16, 2006

Call From: Fatuma Yusuf

Time: 04:15 PM

Message

Taken By: Fatuma Yusuf

Subject: School impacts

I called to ask for school enrollment numbers for the current school year since these were not as yet posted on the CDE website. I also called to find out about school impact fees assessed and whether or not the schools in the district are at capacity.

The schools are not crowded at the moment and the school impacts fees are \$0.19 per square foot. As for the enrollment numbers, Lisa suggested that I call Rose McAllister in the HR Dept. Left vm message for Rose asking her to send me the enrollment numbers.

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Mark Miller Assessor's Office
San Diego County
Phone No.: 619-498-2225 **Date:** June 22, 2006
Call From: Fatuma Yusuf **Time:** 09:00 AM

Message

Taken By: Fatuma Yusuf

Subject: Property tax rate and distribution

Mark Miller informed me that for the property in question, the property tax rate is 1.0715%. He referred me to the County Auditor's office for the disbursements of the collected property taxes.

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Richard Preuss/CV Police Dept

Community Relations Dept.

Phone No.: 619-691-5127

Date: May 15, 2006

Call From: Andrea Schmid/SAC

Time: 4:00 PM

Subject: Police Services in Chula Vista

I spoke with Richard and asked him the following questions:

1. Where are the headquarters?

315 Fourth Ave, Chula Vista, CA 91910 (it is the only station in CV)

2. What is the area of service?

The entire City of Chula Vista

3. How many full-time, sworn officers are in the police station nearest to SBEF?

248 authorized officers

4. What would be the emergency response time to SBEF?

This is not specific to the site address.

Priority one (emergency) calls response threshold is to respond to 81% of the calls for service within 7 minutes. Average response time of 5.5 minutes.

Priority two calls (urgent) response threshold is to respond to 57% of calls within 7 minutes. Average response time of 7.5 minutes.

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Dee Peralta /Chula Vista Planning Department
Phone No.: 619-425-9600 ext 1376 **Date:** May 09, 2006
Call From: Andrea Schmid/SAC **Time:** 02:48 PM
Subject: New school impact fees

I spoke with Dee regarding new school impact fees. She said impact fees went up 05-08-06 from \$0.17/square foot to \$0.20/square foot.

May 26, 2006 12:43 pm

Fatuma Yusuf called the above number to get information on Dee Peralta's title. Sally Anton answered the phone and informed Fatuma that Dee's title was Facilities and Planning Manager.

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Veronica Moralis /Human Resources of Scripps Chula Vista.
Phone No.: 619-691-7000 **Date:** May 10, 2006
Call From: Andrea Schmid/SAC **Time:** 9:30 AM
Subject: Emergency services at Scripps Memorial Chula Vista

I spoke with Veronica and asked her the following questions:

1. Does the hospital have a trauma center? *No*
2. How many physicians and total staff members does the hospital employ? *Unkown*
3. Who owns the medical facility? *Unkown*

Veronica transferred me around to three other people in Medical Services and no one could answer the questions or knew anyone who would know.

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Jim Geering
Deputy Fire Chief
Chula Vista FD
447 F Street

Chula Vista, CA 91910

Phone No.: 619-691-5055

Date: February 16, 2006

Call From: Jim Geering

Time: 11:10 AM

Message

Taken By: Fatuma Yusuf/CH2M HILL

Subject: Haz Mat services

Project No.: 334533

Jim Geering, Deputy Fire Chief, called me in response to my question regarding haz mat services. I had asked Stephanie Balchak, Public Safety Analyst, and she had promised to forward my question to someone who could answer it.

Jim told that the CVFD firefighters were designated as first responders to emergencies involving hazardous materials. If additional support was needed, then CVFD contacted the County since CVFD has a contract with the Hazardous Materials Division (part of the County of San Diego's Department of Environmental Health). Jim didn't know what procedures (which unit to send and from where, assuming they are located in different places in the county) the HMD uses to respond to haz mat emergencies. The HMD is located in the City of San Diego and can be reached at 619-338-2222.

On the question of whether he anticipated any impacts from the project on his department, Jim told me that in order to respond to that question he would need to know a number of things, e.g.,

- (1) what is the rate of injury on construction jobs for the company proposing the project?
- (2) Is construction expected to occur over 24 hours (I told him that this may occur during part of the construction)
- (3) What are the types of haz mat that are likely to be on the site? (I told him that it would be aqueous ammonia)

CH2MHILL TELEPHONE CONVERSATION RECORD

Call To: Stephanie Balchak
Public Safety Analyst
Chula Vista FD

447 F Street
Chula Vista, CA 91910

Phone No.: 619-691-5055

Date: February 16, 2006

Call From: Fatuma Yusuf

Time: 9:56 AM

Message

Taken By: CH2M HILL

Subject: Fire Department resources and response time to emergency from project site

Project No.: 334533

A call to the Chula Vista FD main office at 447 F Street resulted in my being transferred to Stephanie Balchak, Public Safety Analyst. Ms. Balchak told me that the proposed project site (990 Bay Blvd.) was in between the Station No. 1 and Station No. 5 and as such both stations could respond to an emergency from the site. Station No. 1 has one battalion chief, 1 fire engine with 3 fire fighters and 1 truck with 4 firefighters. Station No. 5 has 1 fire engine with 3 fire fighters.

On average, the response time to an emergency call from the project site would be 6 minutes.

On the issue of Haz Mat or if the CVFD had a Haz Mat Team, Ms. Balchak said that as far as she knew there was no specifically trained Haz Mat Team and that CVFD contracted Haz Mat services through the County. She promised to call me back with contact information for the County Haz Mat group that serves CVFD service area.

From: Schmid, Andrea/SAC
Sent: Tuesday, May 16, 2006 3:50 PM
To: Madams, Sarah/SAC; Yusuf, Fatuma/SAC
Subject: FW: South Bay Energy/Chula Vista Fire Dept

FYI

Andrea
ext. 265

From: Justin Gipson [mailto:JGipson@ci.chula-vista.ca.us]
Sent: Tuesday, May 16, 2006 3:49 PM
To: Jim Geering; Schmid, Andrea/SAC
Cc: Dana Smith; Doug Perry
Subject: RE: South Bay Energy/Chula Vista Fire Dept

Afternoon Andrea - I was just copied on the e-mails below. If you like we can meet to discuss our potential role in your development. I can be contacted at (619) 409-5841.

Justin Gipson, Fire Marshal
Chula Vista Fire Dept.

-----Original Message-----

From: Jim Geering
Sent: Tuesday, May 16, 2006 3:28 PM
To: 'Andrea.Schmid@CH2M.com'
Cc: Dana Smith; Doug Perry; Justin Gipson
Subject: RE: South Bay Energy/Chula Vista Fire Dept

Andrea, I do not want to be responsible for holding up your project. I recommend the submittal of plans on the scope of the project to the Fire Prevention Division as well as a meeting to discuss the project. The absence of specific information about the project will not enable the Fire Department to answer your questions adequately.

Please see my comments below. Thanks. Jim

-----Original Message-----

From: Andrea.Schmid@CH2M.com [mailto:Andrea.Schmid@CH2M.com]
Sent: Monday, May 15, 2006 3:25 PM
To: jgeering@ci.chula-vista.ca.us
Cc: fatuma.yusuf@ch2m.com; sarah.madams@ch2m.com
Subject: South Bay Energy/Chula Vista Fire Dept

From: Karrie Cates [karrie@wwstar.com]
Sent: Friday, February 17, 2006 5:43 AM
To: Yusuf, Fatuma/SAC
Subject: RE: Hotel/Motel vacancy and room rates

Attachments: Trend Account Set Up.pdf; Trend Request Form.pdf

Fatuma,

City numbers are not an automatically run segment like counties. I can run you a trend on the city for the last 2 years, but the cost would be \$150.

I've attached the trend account set up form and order form if you decide to order this information.

Please let me know if you have any questions.

Kind Regards,

Karrie

Karrie Cates
Smith Travel Research
Trends/Sales
(615) 824-8664 x331
(615) 824-3848 fax
karrie@smithtravelresearch.com
www.smithtravelresearch.com

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From: Fatuma.Yusuf@CH2M.com [mailto:Fatuma.Yusuf@CH2M.com]
Sent: Thursday, February 16, 2006 6:00 PM
To: Karrie Cates
Subject: RE: Hotel/Motel vacancy and room rates

Hi Karrie,

So, it's not possible to break out the City of Chula Vista's numbers from those for San Diego County? I was hoping we could have separate estimates for the city. Please let me know if it's possible to get the numbers separately.

Thanks!
Fatuma

From: Karrie Cates [mailto:karrie@wwstar.com]
Sent: Thursday, February 16, 2006 7:50 AM
To: Yusuf, Fatuma/SAC
Subject: RE: Hotel/Motel vacancy and room rates

Fatuma,

Sorry for the delay, but the file you requested is attached.

I have included the following information:
Riverside/San Bernardino Tract
San Diego County
San Bernardino County

The city of Chula Vista is included in the San Diego County numbers.

The city of Grand Terrace did not have any properties, so it did not show up in our database.

I hope this helps.
Please let me know if you have any questions or need additional information.

Kind Regards,

Karrie

Karrie Cates
Smith Travel Research
Trends/Sales
(615) 824-8664 x331
(615) 824-3848 fax
karrie@smithtravelresearch.com
www.smithtravelresearch.com

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From: Fatuma.Yusuf@CH2M.com [mailto:Fatuma.Yusuf@CH2M.com]
Sent: Tuesday, February 14, 2006 12:35 PM
To: Karrie Cates
Subject: RE: Hotel/Motel vacancy and room rates

Hi Karrie,

Please provide me with whatever you can get.

Thanks!
Fatuma

From: Karrie Cates [mailto:karrie@wwstar.com]
Sent: Tuesday, February 14, 2006 10:26 AM
To: Yusuf, Fatuma/SAC
Subject: RE: Hotel/Motel vacancy and room rates

Cities would be a little difficult, but I can get you the markets or tracts these cities fall in. The counties will be no problem.

Please advise on how to continue.

Thank you,

Karrie

From: Fatuma.Yusuf@CH2M.com [mailto:Fatuma.Yusuf@CH2M.com]
Sent: Tuesday, February 14, 2006 12:20 PM
To: Karrie Cates
Subject: FW: Hotel/Motel vacancy and room rates

Hi Karrie,

Below is the kind of information that Justin was able to send me in the past. For this particular request, I'd really appreciate it very much if you could send me similar information for the cities of Riverside, San Bernardino, Chula Vista, and Grand Terrace as well as the counties of San Bernardino and San Diego. All cities and counties are in CA. If providing me with information for 4 cities is onerous, I'd appreciate if you could provide the info for just two of the cities: Chula Vista and Grand Terrace.

Thanks,
Fatuma

Fatuma Yusuf, Ph.D.
Economist
2485 Natomas Park Dr. Suite 600
Sacramento, CA 95833-2937
Phone: 916.286.0479
Facys: 916.614.3484
Email: fyusuf@CH2M.com

From: Justin Strong [mailto:justin@wwstar.com]
Sent: Tuesday, October 11, 2005 9:22 AM
To: Yusuf, Fatuma/SAC
Subject: RE: Hotel/Motel vacancy and room rates

Fatuma,

Here you go!

Riverside County, CA. information for running 12 months ending July 2005.

Total number of Properties = 242

Total number of Rooms = 22317

Average Room Rate = \$ 101.40

Occupancy = 64.6 %

Please let me know if you have questions.

Thanks.

Justin

Justin Strong
Smith Travel Research
justin@wwstar.com
(615)824-8664 ext. 347

From: Fatuma.Yusuf@CH2M.com [mailto:Fatuma.Yusuf@CH2M.com]
Sent: Monday, October 10, 2005 5:42 PM
To: Justin Strong
Subject: RE: Hotel/Motel vacancy and room rates

Justin,

Thanks for sending the information to me. I'm sorry I didn't respond sooner. I was out sick. Anyway, I hope you can help me with another county - this time Riverside County, CA. Same information as you provided for LA county would be appreciated.

Thanks!
Fatuma

From: Justin Strong [mailto:justin@wwstar.com]
Sent: September 13, 2005 7:56 AM
To: Yusuf, Fatuma/SAC
Cc: Koewing, Jane/DEN
Subject: RE: Hotel/Motel vacancy and room rates

Fatuma,

Thanks for the note, hope all is well in Sacramento.

The data I am providing is running 12 month ending July 2005 for Los Angeles County.

Total number of Properties = 979

Total number of Rooms = 95953

Average Room Rate = \$ 100.27

Occupancy = 73.5 %

Please let me know if you have questions.

Thanks.

Justin

Justin Strong
Smith Travel Research
justin@wwstar.com
(615)824-8664 ext. 347

From: Fatuma.Yusuf@CH2M.com [mailto:Fatuma.Yusuf@CH2M.com]
Sent: Monday, September 12, 2005 6:20 PM
To: Justin Strong
Cc: Jane.Koewing@CH2M.com
Subject: Hotel/Motel vacancy and room rates

Hi Justin,

If you are able to help, I'd really appreciate it very much if you could send me the following information for the County of Los Angeles, CA:

Number of hotels/motels
Number of hotels/motel rooms
Average hotel/motel room rates

Average hotel/motel vacancy rates

I'd appreciate it very much if you could also provide the date of the stats. I know that in the past you have provided these stats for the preceding 12 months and that is just fine for our purpose. However, if your compilation dates have changed, please let me know.

Thank you so much for your help on this and all other similar requests over the past couple of years. I truly appreciate your help.

Fatuma

Fatuma Yusuf, Ph.D.
Economist
CH2M HILL
2485 Natomas Park Dr. Suite 600
Sacramento, CA 95833-2937

Phone: 916.286.0479
Email: fyusuf@CH2M.com
Facys: 916.614.3484

Hi Jim,

Sorry we've been playing phone tag for the last week or so. Perhaps email is a better way to communicate. As I mentioned, I am following up on your discussions with Fatuma Yasuf about the South Bay Energy Facility at 990 Bay Boulevard. I have the following questions for you:

1. Would the project impact CVFD's ability to provide services to the City of Chula Vista?[Jim Geering] I am not sure how to answer this question adequately based on how little information I have received with regard to scope of project. By virtue of being asked this question, I am making an assumption that this project may be substantial enough to impact the normal operations of the department. This could be one significant emergency that requires response of all CVFD resources for hours at a time or, it could mean many calls that require a single unit multiple times per day. Typically, construction sites hold a higher risk of emergency due to the activities taking place. Typically, they do not pose an impact to the Fire Department. Is there reason to believe this project will be any different from a typical construction site? In summary, I don't want to say there will not be an impact because I haven't been told what is expected of the Fire Department in relation to the project.

2. Does the CVFD have a Mutual Aid Agreement with the City?[Jim Geering] CVFD is the city fire department.

3. Are there any permits necessary for the storage of hazardous materials?[Jim Geering] Please contact the Fire Marshal (Justin Gipson) at 619-691-5055. He will require all pertinent information (such as storage, handling, dispensing, containment, etc.) related to hazardous materials in order to determine necessary permits.

4. How many people are on your hazardous materials team?[Jim Geering] We do not have a haz mat team. We contract with the county of San Diego for services.

5. What type of training does the team have?

6. Does the team do clean-ups or is clean-up the responsibility of the facility?[Jim Geering] A clean up on private property is the responsibility of the owner.

In regards to number 1, you previously had the following questions:

(1) What is the rate of injury on construction jobs for the company proposing the project?

The company proposing the project does not construct it's own projects. We are currently helping them with the Application for Certification (AFC) through the CEC (California Energy Commission). Once the project is approved by the CEC our client will put out a bid for constructing the project. Since we do not know who will be constructing the project, we do not have any information at this time about specific company injury rates. Our client will most likely be hiring reputable construction firms whose injury rates are within the standard, if not lower than, for the industry.

(2) Is construction expected to occur over 24 hours (Answer: this may occur during part of the construction)

During the earlier part of the construction period, work will be done by one shift and only during weekdays. However, we anticipate that we may need to use 2 shifts/day. Thus, we do not anticipate having construction crews working at the site for 24 hours - at most it'll be for 16 hours.

(3) What are the types of haz mat that are likely to be on the site? (I told you that it would be aqueous ammonia)

Haz materials on site may include aqueous ammonia (30,000 gal), diesel gas, hydraulic oil, laboratory reagents, an antiscalent (1,000 gal), trisodium phosphate (1,000 gal), sodium carbonate (35,000 lbs) sodium hydroxide (1,000 gal), sodium hypochlorite (1,000 gal), sodium bisulfite (1,000 gal), potassium permanganate (1,000 gal) and cleaning chemicals (500 gal).

Please let me know what questions you have,

Thank you,

Andrea Schmid

CH2MHILL | Sacramento, CA

Ph: (916) 286-0265 | Fax: (916) 614-3456

E-mail: andrea.schmid@ch2m.com

From: Yusuf, Fatuma/SAC

Sent: Tuesday, April 04, 2006 4:03 PM

To: 'jgeering@ci.chula-vista.ca.us'

Subject: RE: South Bay Energy

Hi Jim,

Have you had a chance to look over the list of questions you had indicated you had on our phone conversation. I need to get the okay from you before I can forward the questions to my project manager.

Thanks,

Fatuma

From: Yusuf, Fatuma/SAC

Sent: Thursday, February 16, 2006 12:05 PM

To: 'jgeering@ci.chula-vista.ca.us'

Subject: South Bay Energy

Hi Jim,

I spoke to you about an hour ago about the environmental documentation for the proposed Duke Energy's South Bay power plant project that I am currently working on. I had spoken to Stephanie Balchak about your department's existing resources with respect to the nearest station that would serve the proposed project (at 990 Bay Blvd.) and you called me back with the information. I appreciate your quick response, Thank You!

You raised some questions that you feel need to be answered before you can determine if the project will have any impact on your ability to provide service to your service area. Here are a few of your question:

- (1) what is the rate of injury on construction jobs for the company proposing the project?
- (2) Is construction expected to occur over 24 hours (Answer: this may occur during part of the construction)
- (3) What are the types of haz mat that are likely to be on the site? (I told you that it would be aqueous ammonia)

Please let me know what other questions you had so I can forward them to my Project Manager. Please call me or email me if you need me to clarify anything further.

Thank you for your help,

Fatuma Yusuf, Ph.D.
Economist
2485 Natomas Park Dr. Suite 600
Sacramento, CA 95833-2937
Phone: 916.286.0479
Facys: 916.614.3484
Email: fyusuf@CH2M.com

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